

**2015-2016 PROPOSED BUDGET
RESPONSE TO REQUEST FOR INFORMATION**

DEPARTMENT: Real Estate

REQUEST NO.: 88

REQUESTED BY: Zimmerman

DATE REQUESTED: 08/06/15

DATE POSTED: 08/11/15

REQUEST: Please provide details on the City's lease to Planned Parenthood. Include in your response the terms of the lease, any other tenants at this location and the estimated market rental rate for this space for FY 2016.

RESPONSE:

The City of Austin has a lease with Planned Parenthood of the Texas Capital Region ("Planned Parenthood") for the City-owned property at 1823 East 7th Street, Austin, Texas. The lease term began on July 1, 1972.

On September 30th, 2010, City Council voted to approve the extension of this lease for ten years to October 2020, with one option to extend for an additional ten year term.

A summary of the lease terms are as follows:

- Lease rate is \$1.00/annum.
- Planned Parenthood shall use the premises solely for the purposes of operating a planned parenthood center, not for profit, and may assign or sublet this lease only for such purpose.
- Planned Parenthood pays all maintenance, repair, tax and utility obligations.
- Planned Parenthood must maintain and keep premises in good condition and good state of repair.
- Planned Parenthood may not make, construct, or modify any improvements without City's consent.
- Planned Parenthood abides by required insurance requirements.
- The lease may be terminated by City Council upon a determination by Council that the demised premises are needed for a public purpose or if the premises or improvements thereon are disposed of by lessor.

There are currently no other tenants at this location. The Santa Cruz Center for Culture (located at 1805 East 7th Street, adjacent to the west of the City property) is home to the AZTLAN Dance Company, which is permitted to use the Planned Parenthood parking lot after 5:00 pm weekdays and all day on weekends.

The Office of Real Estate Services has not had a market rent study performed for the property.